

TO: Planning Commission
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: October 18, 2016
SUBJECT: Case #16-14



REQUEST

Civil Site Group is requesting the following applications for the development of a new Bank of America at 1994 Robert St.:

- 1) Site Plan Review for the construction of a new bank building and parking lot
- 2) Conditional Use Permit approval to allow a Drive-through Lane

Attachments:

Memos from MnDOT, the City Civil Engineer, & the Environmental Comm.
Applications/Notice
Copies of submitted Civil and Architectural plans



EXISTING LAND USES

The subject property currently consists of a vacant commercial parcel. Adjacent properties to the north, south, and west consist of commercial uses. The adjacent property to the east consists of Southview County Club.

ZONING

The subject property and adjacent properties to the north and south are zoned B3, General Business. Adjacent properties to the west are zoned B4, Shopping Center. The adjacent property to the east is zoned R1, Single-family Residential.

SITE PLAN ANALYSIS

Proposal

The applicant is proposing to construct a new 4,287 sq. ft. bank building (Bank of America) on the vacant parcel. The proposed building is to be located adjacent to Robert St., consistent to the setback of the Pearl Vision/AT&T building to the north. A north-south driveway is proposed adjacent to the east side of the building per the existing access easement (provides access to the property and connection between the properties to the north and south). Off-street parking is proposed east of the drive aisle and an ATM drive-through is proposed north of the proposed building.

Building Materials

Section 153.032(F)(1) of the Zoning Ordinance requires that exterior building materials be comprised of a minimum 60 percent primary materials (brick, stone, stucco, or glass). Secondary materials which includes decorative block, synthetic stucco, wood and metal, may only account for 40 percent of the façade.

The applicant is proposing a combination of stucco (primary), stone (primary) glass (primary), and metal paneling (secondary)(see submitted building elevations). The proposed elevations meet the exterior building material requirements as noted above.

Window Coverage

Section 153.032(F)(3) requires 40 percent window coverage for all facades facing a street, parking lot, or open space. The east and south elevations meet the requirement with standard windows. However, in order to meet this requirement for the west (Robert St. side) and north elevations, the applicant is proposing a curtain wall of spandrel glass that wraps the northwest corner of the building. The majority of the interior spaces along the west and north elevations are “back of store” secure areas and/or restrooms that, according to the applicant, prevents see through windows.

Visual Relief

Section 153.032(F)(4) requires that all exterior elevations adjacent to a street, parking lot or open space must not exceed 60 feet in length without visual relief of two or more of the following:

- (a) The facade is divided architecturally with different materials or textures;
- (b) There are horizontal offsets of at least two feet in depth;
- (c) There are vertical offsets in the roof line of at least two feet; and
- (d) The windows on the first floor are recessed horizontally at least one foot.

The proposed building meets the visual relief requirements by meeting (a) and (c) above.

Rooftop Mechanicals

The proposed plans do not address whether or not rooftop mechanicals will be properly screened as required by the Zoning Ordinance. Staff recommends a condition of approval requiring that all rooftop mechanicals be screened per Section 153.032(F)(5).

Setbacks

The proposed building and parking lot meets all setback requirements per the requirements below.

<i>B-3, B-5, B-6</i>	<i>Building</i>	<i>Parking</i>
Front yard	10 to 40 feet	Not permitted
Rear yard	20 feet minimum	10 feet minimum
Side yard	0 feet	0 feet

Access

The subject property does not have direct access to Robert St. Access to the property is provided through an existing access agreement between the subject property and the properties to the north and south. The proposed north-south driveway provides the necessary connection to the adjacent properties per the agreement. In addition, per the Robert St. Improvement project, the Robert St. access that was previously located in the area of the proposed drive-through ATM, has been relocated directly south of the proposed building.

As a result, patrons of the new bank can either access the property from the north, through the Petco property via the new signaled intersection of Crusader and Robert St., or from the south via the new Robert St. access to the adjacent retail center.

Parking Requirements

The proposed site plan includes a total of 27 off-street parking stalls. The proposed 4,287 sq. ft. office building requires a total of 21 parking stalls.

Drive Aisles/Parking Stall Dimensions

All proposed drive aisles and all parking stall dimensions meet minimum requirements.

Trash Enclosure

The applicant is not proposing a trash enclosure at this time as they are working on an agreement with the neighboring property to the north to utilize their existing enclosure.

Sidewalks

The applicant is proposing sidewalk connection from Robert St. to the front door of the building.

Lighting

The applicant is proposing six (6) twenty-five foot tall LED light fixtures for the property to provide coverage of the drive-through ATM and the parking lot. The Zoning Ordinance requires that all lighting be at or near zero for all property lines. The proposed lighting plan indicates that lighting extends beyond the property lines however since the adjacent properties are all commercial in nature Staff is not concerned.

Signage

The proposed plans show wall signage on the building elevations however the plans do not include any proposed freestanding signage. As a result, Staff is recommending a condition of approval that all signage must meet the provisions as outlined in Section 153.435 of the Zoning Ordinance.

Landscaping

Based on the exterior linear feet of the newly created property, code requires a total of 51 trees on-site (1 tree per 20 lineal ft. of property). The applicant is proposing a total of 15 deciduous trees at 2.5 caliper inches, 2 ornamental trees at 1.5 caliber inches, and 12 evergreen trees at 6 ft. in height for a total of 29 trees.

The Robert Street project includes 3 trees evenly spaced directly behind the sidewalk (not shown on the plan). As a result, Staff is recommending that the proposed tree located closest to the front property line be removed (proposed location of one of the three Robert St. project trees). In addition, since the proposed site plan is well short of the required 51 trees, Staff also recommends additional deciduous trees be added directly adjacent to the southern curb line of the parking lot as well as directly adjacent to the south property line (staying clear of the proposed future ATM drive through lane as shown on the plan). Said trees shall be spaced appropriately per approval of staff.

In addition to the trees proposed, the plan also includes a total of 241 perennials and grasses as detailed in the plant schedule table at the lower left side of the plan.

Environmental Committee

The landscape plan was reviewed by the Environmental Committee at their October 5th meeting (see attached memo). The committee agreed with the Assistant Community Development Director's recommendations, including the additional deciduous trees to be added directly adjacent to the southern curb line of the parking lot as well as directly adjacent to the south property line (staying clear of the proposed future ATM drive through lane as shown on the plan). The Committee feels an additional 10-12 trees will fit in this space and recommend the following species; Columnar Norway Maple, Japanese Tree Lilac and Ginko. They also recommend that a variety of trees be planted that are both native tree species and that have a high salt tolerance. The Committee unanimously voted to approve the site plan, with an additional comment that they strongly encourage the developer to use "pollinator friendly" native plants that were not treated with "neonicotinoids".

Irrigation

The Zoning Code requires all landscaped areas to be irrigated. The proposed landscape plan states that an irrigation system will be installed (see L1.0).

Engineer's Recommendation

The City Engineer has provided a memo with five (5) recommended conditions pertaining to the Site Plan (see attached memo). Staff is recommending a condition of approval that the applicant adhere to the recommendations in the memo. The conditions are as follows:

1. Permits from the appropriate regulatory agencies must be obtained, including but not limited to the MPCA, Dakota County, MnDOT, etc.
2. On sheet C5.0 and C5.1, replace City of St. Paul standard plates with West St. Paul city plates. City staff to provide electronic copies of needed city plates.
3. Install perimeter control around the entire site (continue bio-roll/silt fence along Robert St.)
4. On sheet L1.0, remove three Northwood Red Maple trees abutting Robert St. Robert St. landscape project will provide deciduous tree cover along Robert St.
5. Provide the city with a copy of all AutoCAD electronic files.

MnDOT Recommendation

Since the subject property abuts Robert St., which is a State Road, MnDOT reviewed the proposed Site Plan and provided the attached letter dated October 10, 2016. Staff is recommending a condition of approval requiring that the applicant adhere to the requests of MnDOT.

CONDITIONAL USE PERMIT ANALYSIS

Zoning Ordinance

Section 153.156 of the Zoning Ordinance requires a Conditional Use Permit to allow Drive-through Lanes in the B2 District (uses in the B2 are also allowed in the B3):

153.156 CONDITIONAL USES

Within the B-2 Neighborhood Business District, no structure or land shall be used for the following uses, except by conditional use permit:

(D) Drive-through lanes, subject to the following provisions:

- (1) They are not permitted in a front yard or within the setback area.
- (2) Adequate stacking distance must be provided, as determined by the city, which does not interfere with other driving areas, parking spaces or sidewalks.
- (3) Electronic speaker devices must not be audible beyond the property line and must not be operated between 10:00 p.m. and 7:00 a.m.
- (4) Screening of automobile headlights must be provided. Screening must be at least three feet in height and fully opaque, consisting of a wall, fence, dense

vegetation, berm or grade change or similar screening as determined by the city.

- (5) A by-pass lane must be provided, allowing autos to exit the drive-through lane from the stacking area.

Analysis

The applicant is proposing a Drive-through Lane for a proposed ATM to be located adjacent to the north side of the building. Staff is recommending a condition of approval that the proposed drive-through lane meets the requirements outlined in Section 153.156(D) of the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the SITE PLAN subject to the following conditions:

1. Council approval of the corresponding Conditional Use Permit application.
2. The applicant shall apply for all applicable building and sign permits. All new signage must meet requirements of Section 37 of the Zoning Ordinance.
3. All rooftop mechanical protrusions shall be properly screened as outlined in Section 153.032(F)(5), as determined by the City Planner.
4. The applicant shall revise the landscape plan removing the proposed tree located closest to the west property line and include additional deciduous trees directly adjacent to the southern curb line of the parking lot as well as directly adjacent to the south property line (staying clear of the proposed future ATM drive through lane as shown on the plan). Said trees shall be spaced appropriately per approval of staff.
5. The applicant shall adhere to the recommendations outlined in the attached memos provided by the City Civil Engineer, the Environmental Committee and MnDOT.

Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow a DRIVE-THROUGH LANE subject to the following conditions:

1. Council approval of the corresponding Site Plan application.
2. The Drive-through lane must adhere to the requirements outlined in 153.156(D) of the Zoning Ordinance.